



NORTHLAND
RESIDENTIAL
CORPORATION

December 7, 2021

Robert Hummell
Senior Town Planner
Town of Belmont
Belmont, MA

Robert and Jolanta Eckert
The Woodlands at Belmont Hill II Condominium
68 South Cottage Road
Belmont, MA

Stan and Janet Rome
The Woodland at Belmont Hill II Condominium
11 Meadows Lane
Belmont, MA

RE: McLean Zone 3 Buffer Plan Proposal

Mr. and Mrs. Eckert, Mr. and Mrs. Rome, and Mr. Hummell:

Pursuant to Section 6B5.4 (i) of the Town of Belmont Zoning Bylaw, a *'Landscape Buffer should be provided between Olmsted Drive as it passes through Zone 3 and the townhouses located in Zone 2 of the McLean District'*.

On November 3rd, 2021 Alan Aukeman of Ryan Associates and I met on-site with Mr. and Mrs. Eckert to review the Zone 2 interface with Olmsted Drive and the prospective Zone 3 development proposal. The purpose of the meeting was to listen and understand the concerns of the abutting residents as best communicated by the Eckerts and to review the physical geometry and existing infrastructure of and within the area between Olmsted Drive (OD) and the most proximate residents located at 11 and 12 Meadows Lane and 68 and 71 South Cottage Road – see attached WBH marketing site plan for reference (units numbered 87, 88, 102 & 101). This conversation generated a number of ideas for enhancing the buffer along the interface.

Accordingly, we propose the following mitigation/buffer plan for your and Board's consideration.

Area 1 – Area south of South Cottage Emergency Access Lane (SCEA):

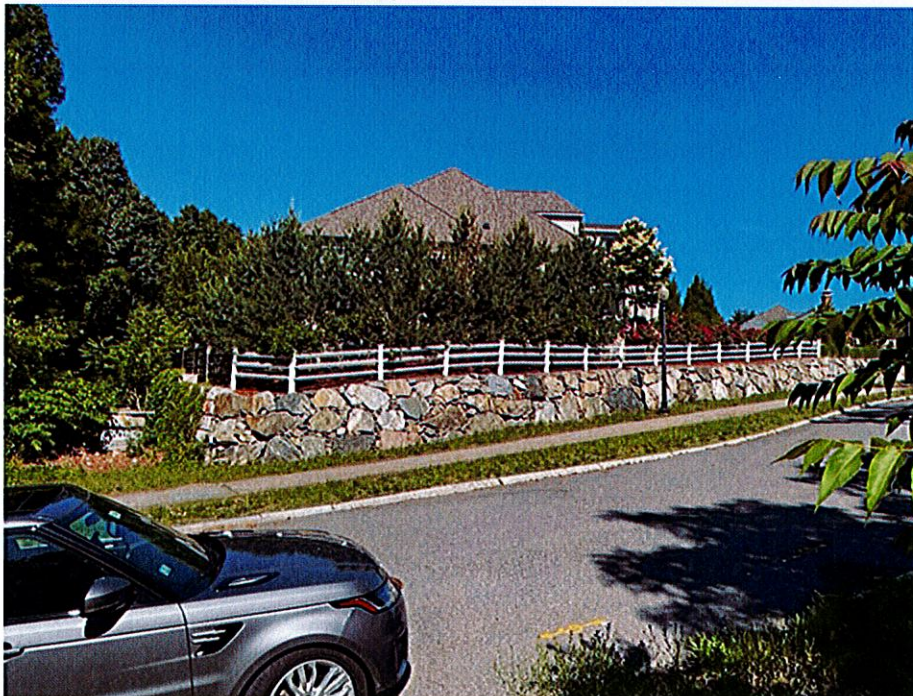
The interface of Olmsted Drive and Zone 2 below the SCEA lane adjacent to #71 South Cottage Road is best described as being effectively grade separated. With Olmsted Drive falling steadily away, the stone wall and existing planting provide for an abundance of protection and privacy.

Geometrically, a 3' parkway strip lies between the OD road edge and the OD sidewalk followed by a second grass strip terminating at the base of a stone retaining wall. Above the wall lies the front and side yard areas of 71 South Cottage Road which is bounded by a white, three rail wooden fence located at the top of the stone retaining wall and dense planting, screening the unit's side elevation façade and front entry from OD and the prospective development of Zone 3.

Proposed Improvements – Area 1

While no additional planting or other mitigating measures for the protection of #71 South Cottage Road are necessary due to the elevational differences and the existing vegetation, the 04/16/21 Design and Site Plan Approval drawings show the addition of five street trees, 30' o.c. to the parkway strip. These five trees are called out as red maples (*Acer rubum*, 3-3.5" caliper). These trees are intended provide additional screening upgradient and to extend along Olmsted Drive the established row of red maples found there. The existing trees can be seen behind the rail fence along #68 South Cottage Rd, and #11 Meadows Lane to be discussed as a part of 'Area 2'.

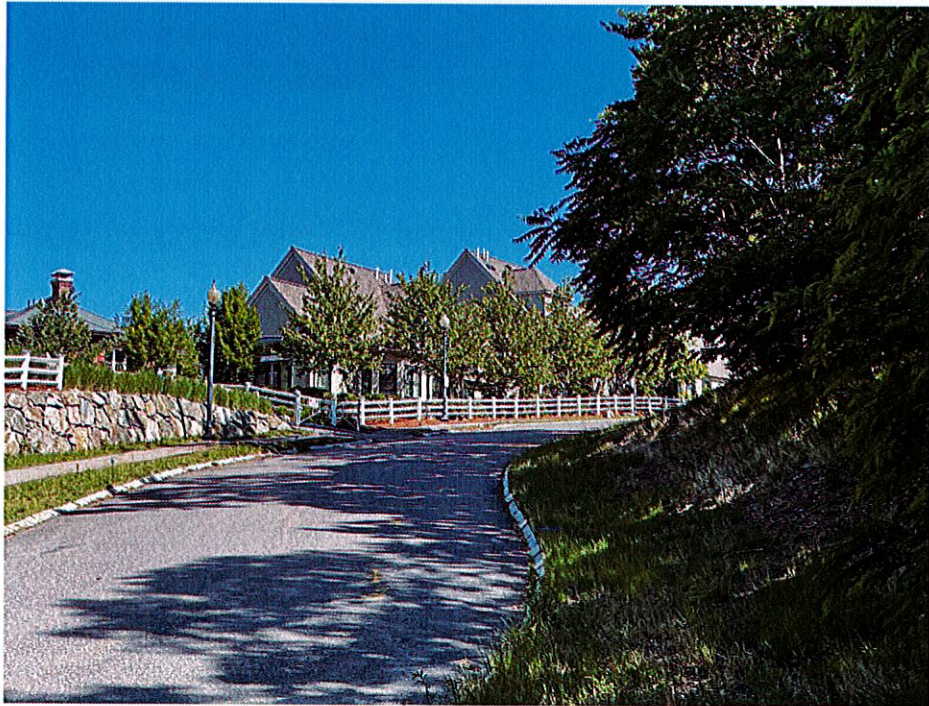
The following pictures depict the described condition of Area 1



Existing conditions @ #71 South Cottage Road and Olmsted Drive



#71 South Cottage Road with #68 South Cottage Road



Red Maples @ #68 South Cottage Road viewed from downslope

Area 2 – Area between South Cottage Emergency Access Lane (SCEA) and the Meadows Lane Emergency Access Lane (MLEA):

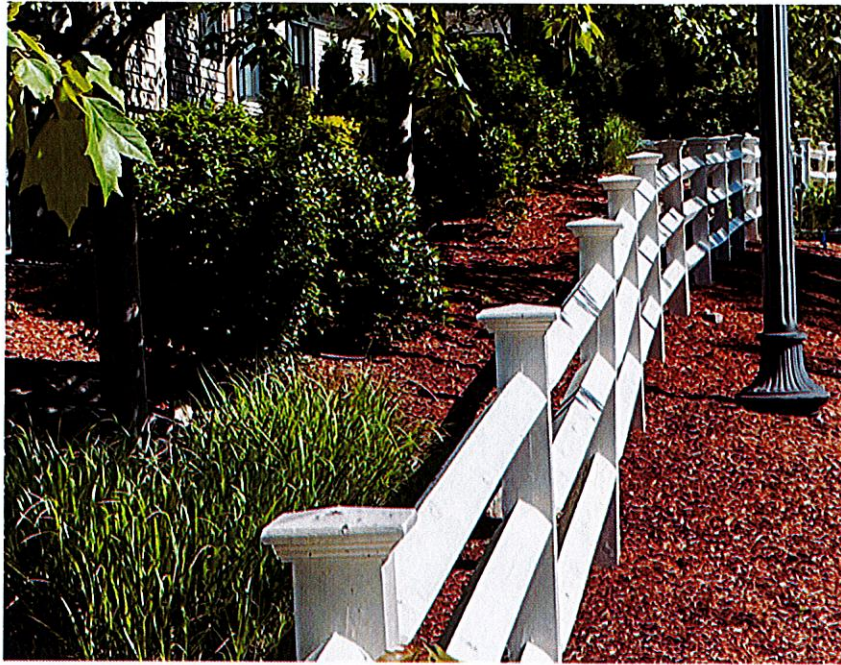
The interface of Olmsted Drive and the area between the two emergency access lanes is framed by a two-unit condominium building which steps up (or down) the grade, known more commonly as the Eckert /Rome Building (Eckert @ 68 South Cottage and Rome @ 11 Meadows). The Eckert/Rome building sits parallel to Olmsted Drive orientation.

Geometrically similar to Area 1, the existing conditions here include a narrower grass strip between the road edge and sidewalk and a mulched sidewalk shoulder along a white three rail fence. The fence sits on the property boundary/line of the Woodlands and the McLean Zone 3 parcel and encloses the side yard of the Eckert-Rome Building. Within the side yard, evergreen shrubs and a row of red maples screen views from the building's side elevation windows and the unit's front entries from Olmsted Drive and the prospective development of Zone 3.

The following pictures depict the described condition of Area 2.



View from SCEA Lane looking uphill – WBH Unit # 68 South Cottage Road (Eckert) to left.



Edge Condition at Area #2



Edge Condition at 11 Meadows Lane (Rome)/Olmsted Drive (looking downhill)

Proposed Improvements – Area 2

We propose to implement the following, subject to the approval of the consent of the Woodlands Condominium Trust, the Eckerts and the Romes.

1. **Masonry Wall** - Remove 10 legs, approximately 80 linear feet, of the existing three rail wooden fence located at the Woodland/Zone 3 property line and replace with approximately 80 feet of mortared stone wall measuring 42" in height, 15" in depth, and ~80' in length. Masonry wall to start at the third existing fence post from SCEA Lane and terminate at fifth existing fence post below the MLEA Lane. Barring any siting conflicts, the wall layout to be on-center with the existing fence and shall follow the arc of the sidewalk.
2. **Patio Privacy Screen** –At Eckert (68 SC) and Rome (11 ML) patios: design, procure and install privacy fence panels with lattice or other 'topper' along the side-length of the patio paralleling Olmsted Drive.
3. **Buffer Planting** – Pledge **\$10,000** \$5000/residence to be used at Trust/Resident discretion for modification or augmentation of existing planting beds at 68 SC and 11 ML paralleling Olmsted Drive.

The following illustrations depict the proposed conditions in Area 2.



Eckert – Rome Buffer Building Planting Plan – looking north (up the hill)



Eckert – Rome Building Buffer Planting Plan – looking south (down the hill)

Area 3 – Area north (above) the Meadows Lane Emergency Access Lane (MLEA):

The interface of Olmsted Drive and the area above the MLEA Lane is along the side yard #12 Meadows Lane which backs onto Upham Bowl. In this area, Olmsted Drive begins its separation from the Woodlands property line as it turns sharply and climbs to the east. The existing sidewalk also begins to separate from the road as it courses toward the Hospital Campus.

The existing features here are similar to those already described: a grass parkway strip runs between the OD road edge and the OD sidewalk with a mulch bed bounded by white three rail fence beyond. The fence sits on the property boundary/line of the Woodlands and the McLean Zone 3 parcel and the side yard of 12 Meadows Lane inside the fence is substantially planted. As at Areas 1 & 2, the yard area was planted to screen views from the building's side elevation windows and the unit's front entries from Olmsted Drive and any prospective development of Zone 3. However, some of the existing planting is not thriving as can be seen in this image:



Edge Condition at 12 Meadows Lane, existing

Proposed Improvements – Area 3

Buffer Planting – As at Area 1, the 04/16/21 Design and Site Plan Approval drawings show the addition of five street trees, 30' o.c. to the parkway strip and along the sidewalk edge as it turns to link to the hospital campus. These five trees are called out as red maples (*Acer rubum*, 3-3.5" caliper). These trees will complete the red maple row extending along the length of the Zone 2 and 3 interface. This planting doubles up with the existing side yard planting to screen west bound traffic traveling downslope. The remnant paving seen in the existing conditions photos will be removed and second fence line established in the side yard along the proposed Bldg #1 to further buffer the side and back yards of #12 Meadows Lane from Olmsted Drive impacts.

In addition to these improvements called out in the Design and Site Plan Approval submission, we propose additional planting to replace underperforming vegetation in Zone 2 with 3-5 new evergreens to match in species and kind the spruce that are doing well in this this setting. (Subject to the approval of the Planning Board and the consent of the Woodlands Condominium Trust.) Three are depicted in the illustration below, but three-five may prove necessary. Together, these evergreens, in form: broad down low, and the red maples: broader up above, will work together to provide the enhanced screening desired.



Olmsted Drive Improvements:

Along the western edge of OD beginning at the Building #1 driveway curb cut and running to the MLEA lane the existing granite curbing will be removed and relaid to provide a 4-5" minimum reveal.

Consistent with the recommendations of the Traffic Assessment OD will be centerline stripped with a solid double yellow line to demarcate the travel lanes, posted with 20mph vehicular speed signage and pedestrian sidewalk crosswalk markings and crosswalk signage will be provided at the northern and southern curb cuts of Subdistrict A Road 1 – see attached plan titled Conceptual Improvement Plan, dated 12.7.21

Terms and Timelines:

The above described improvements and the landscape planting allowances are contingent upon the issuance of a valid Design and Site Plan Approval which incorporates and licenses the commencement of the Zone 3 project as proposed, approval of the Woodlands Condominium Trust, and execution of an access license with the Trust. The work here described is to be completed within 6 months of the commencement of work, subject to seasonality.

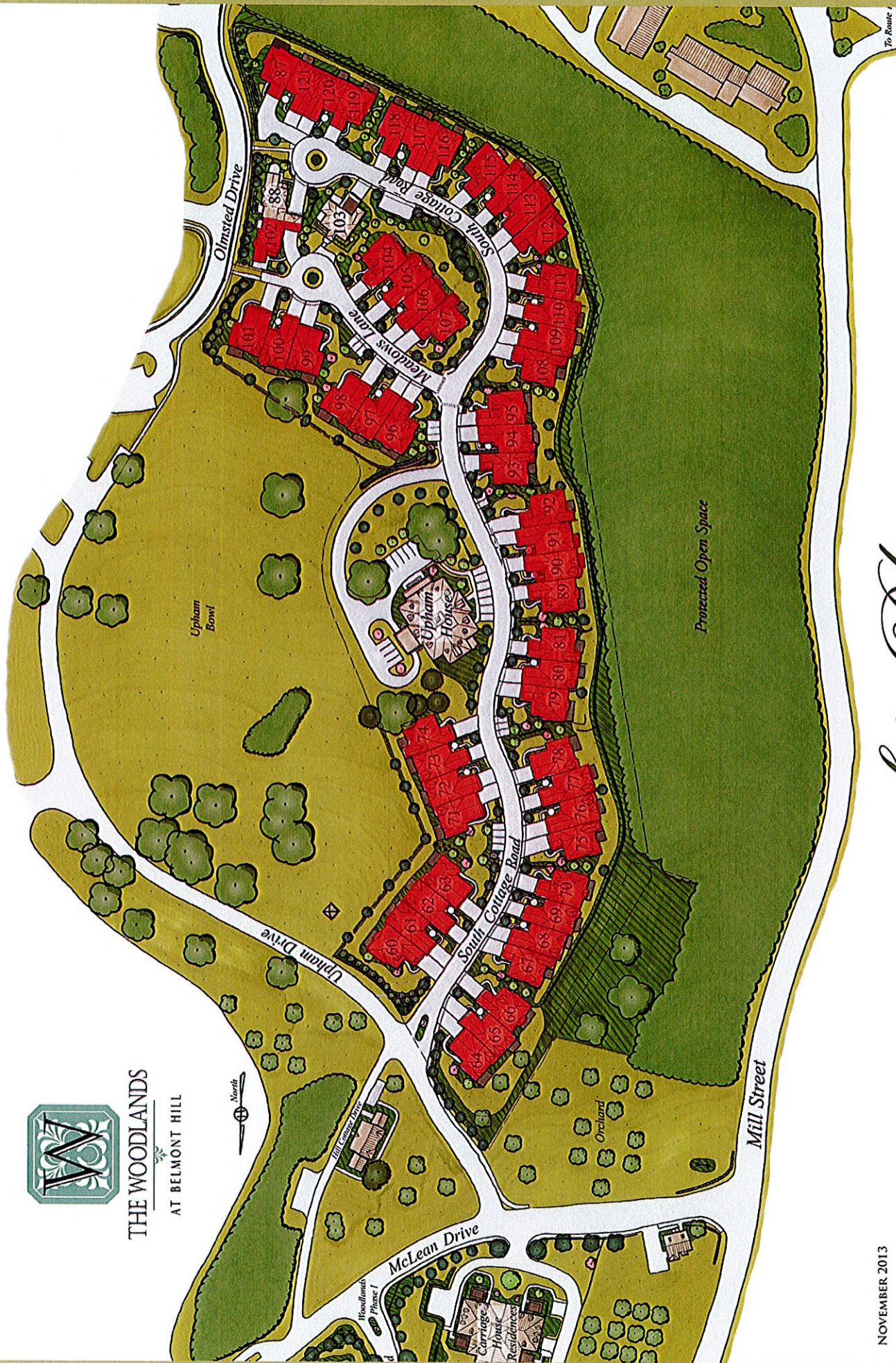
John C. Dawley

President & CEO

Northland Residential Corporation








THE WOODLANDS
AT BELMONT HILL

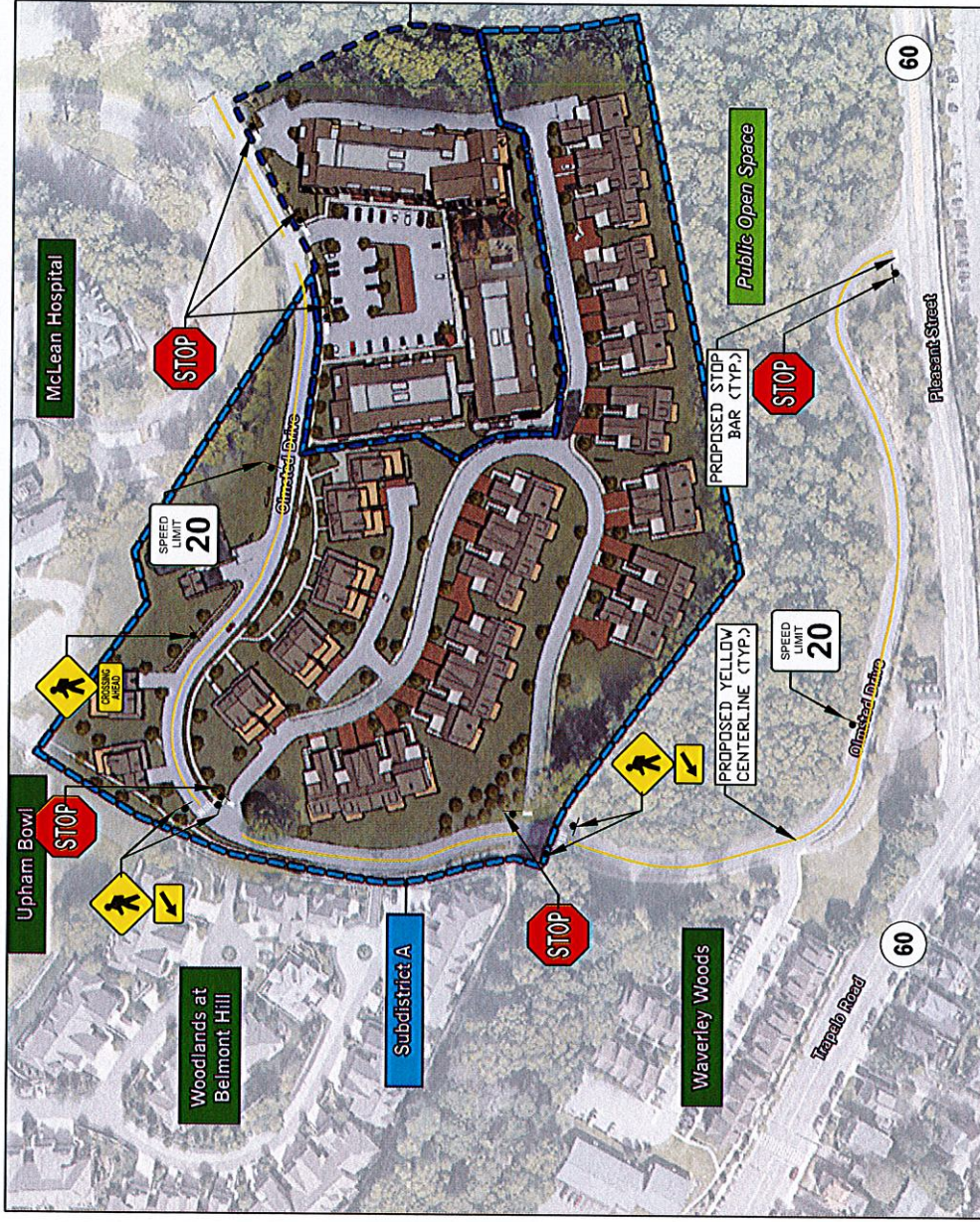


NOVEMBER 2013

The dimensions, size, configuration, and other information contained in this map are meant to be illustrative only, are not to scale, and are subject to change without notice.

Site Plan

SIGN LEGEND	
R1-1	
R2-1	
W11-2	
W16-7P	
ESP.	



NOTES: 1. THIS PLAN IS FOR REVIEW PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION.

Not to Scale

W Vanasse & Associates inc

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Conceptual Improvement Plan